

Item #9

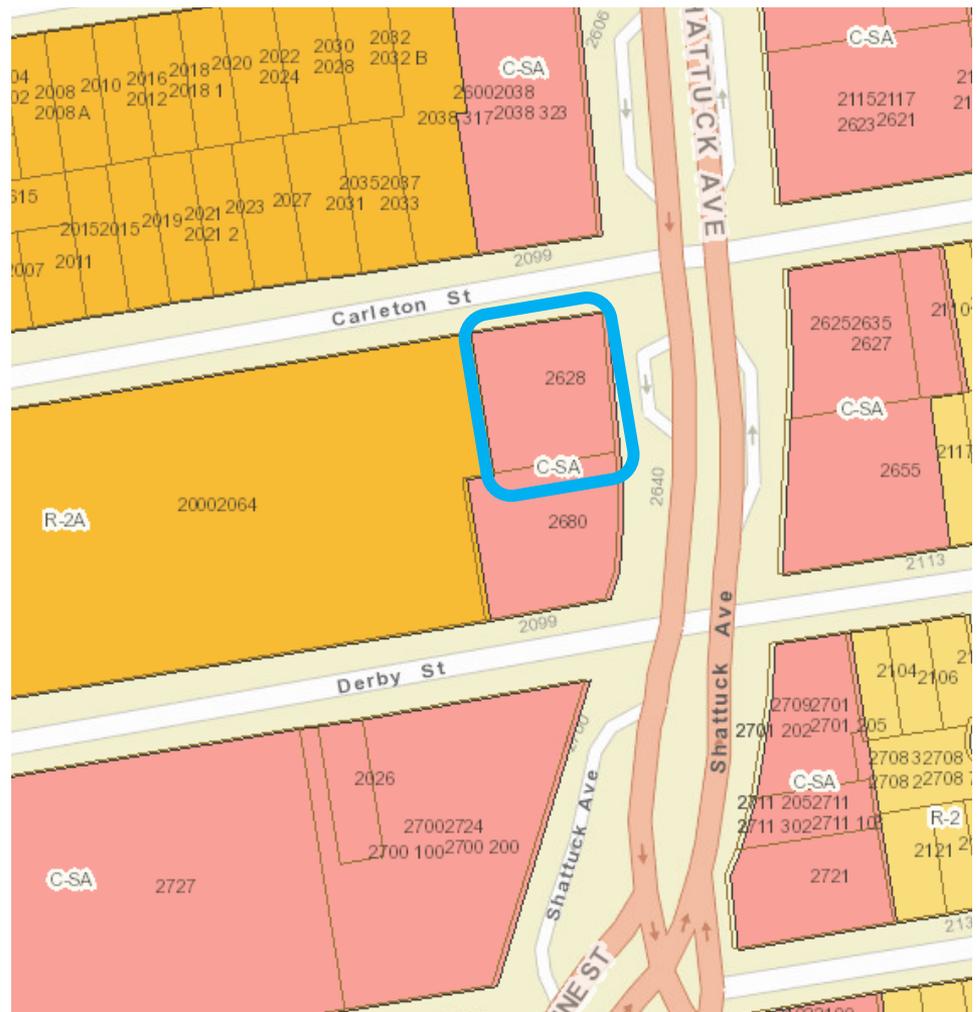
Tentative Map #8573
2628 Shattuck Ave



Planning Commission

January 6, 2021

Entitled Project: **Location + Zoning**



Entitled Project:

- 6-story Mixed Use Development
- C-SA: **78** Residential Units + **3** Commercial Units

No Density Bonus or Affordable Units

Applicant Paid an in-lieu fee of

\$2.7 Million (\$34,884 per unit)



Planning Commission Role

Findings For Denial

- A. Proposed map not consistent with applicable general and specific plans
- B. Design or improvement of subdivision not consistent
- C. Site not physically suitable for proposed development
- D. Design of subdivision are likely to cause environmental damage
- E. Design of subdivision is likely to cause public health problems
- F. Conflicts with public access easements
- G. Design of subdivision does not provide, to extent feasible, for future natural temperature regulation

Staff Recommends that PC

- **Hold** a public hearing
- **Approve** the Tentative Map for 2628 Shattuck Ave, subject to the DRAFT findings and conditions (Attachment 1, Exhibit A)
- **Recommend** that the City Council certify Tentative Map #8573

Draft Conditions of Approval

1. Final Map shall be submitted for certification and shall be recorded
2. *Standard Conditions of Approval 1994* (Exhibit A) shall be satisfied prior to approval of Final Map
3. Copy of Conditions, Covenants, and Restrictions shall be filed prior to approval of Final Map

Thank you!
